

**ZONING:**

THE PARCEL IS LOCATED WITHIN THE B5 ZONE WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:  
 MINIMUM LOT SIZE NONE  
 MINIMUM FRONTAGE NONE  
 YARDS FRONT NONE  
 SIDE NONE  
 REAR NONE  
 MAXIMUM LOT COVERAGE 100%  
 MAXIMUM RESIDENTIAL DENSITY 60 DWELLING UNITS PER ACRE  
 MAXIMUM BUILDING HEIGHT 65'

THE PARCEL IS LOCATED WITHIN THE WATERFRONT PORT DEVELOPMENT ZONE WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:  
 MINIMUM LOT SIZE NONE  
 MINIMUM FRONTAGE NONE  
 MINIMUM YARD DIMENSIONS FRONT, SIDE, REAR NONE  
 SETBACK FROM PIER LINE 5'  
 MAXIMUM LOT COVERAGE 100%  
 MAXIMUM BUILDING HEIGHT 45'

THE PARCEL IS LOCATED WITHIN THE WATERFRONT SPECIAL USE ZONE WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:  
 MINIMUM LOT SIZE NONE  
 MINIMUM FRONTAGE NONE  
 MINIMUM YARD DIMENSIONS FRONT NONE  
 SIDE NONE (25' IF ADJACENT TO RESIDENTIAL ZONE)  
 REAR NONE (25' IF ADJACENT TO RESIDENTIAL ZONE)  
 SETBACK FROM PIER LINE 5'  
 MAXIMUM LOT COVERAGE 100%  
 MAXIMUM BUILDING HEIGHT 45'

THE PARCEL IS LOCATED WITHIN THE SHORELAND ZONE WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:

PRINCIPAL AND ACCESSORY STRUCTURES SETBACK 75' FROM NORMAL HIGH WATER LINE. IN THE W-PD ZONE THERE ARE NO SETBACKS FROM NORMAL HIGH WATER. THE FIRST FLOOR ELEVATION OR OPENINGS OF ALL BUILDINGS AND STRUCTURES INCLUDING BASEMENTS SHALL BE ELEVATED AT LEAST ONE (1) FOOT ABOVE THE ELEVATION OF THE ONE HUNDRED (100) YEAR FLOOD. BUILDINGS LOCATED WITHIN SPECIAL FLOOD HAZARD ZONES SHALL HAVE A BASE ELEVATION AT LEAST TWO (2) FEET ABOVE THE ELEVATION OF THE 100 YEAR FLOOD PLAIN.

REFERENCE IS MADE TO THE CITY OF PORTLANDS LAND USE ORDINANCE FOR ADDITIONAL DIMENSIONAL REQUIREMENTS, DEFINITIONS AND USE REQUIREMENTS.

W&C BASELINE CURVE TABLE	CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD DIST
BLC1	350.00'	95.01'	15' 33" 10"	S 49' 22' 13" W	94.71'	
BLC2	200.00'	18.50'	5' 17' 58"	N 54' 29' 49" E	18.49'	
BLC3	200.00'	18.01'	5' 09' 36"	N 49' 16' 02" E	18.01'	
BLC4	1000.00'	114.08'	6' 32' 11"	N 43' 08' 54" E	114.02'	
BLC5	1000.00'	32.84'	1' 52' 53"	S 40' 49' 15" W	32.83'	
BLC6	1000.00'	81.24'	4' 39' 18"	S 44' 05' 20" W	81.22'	

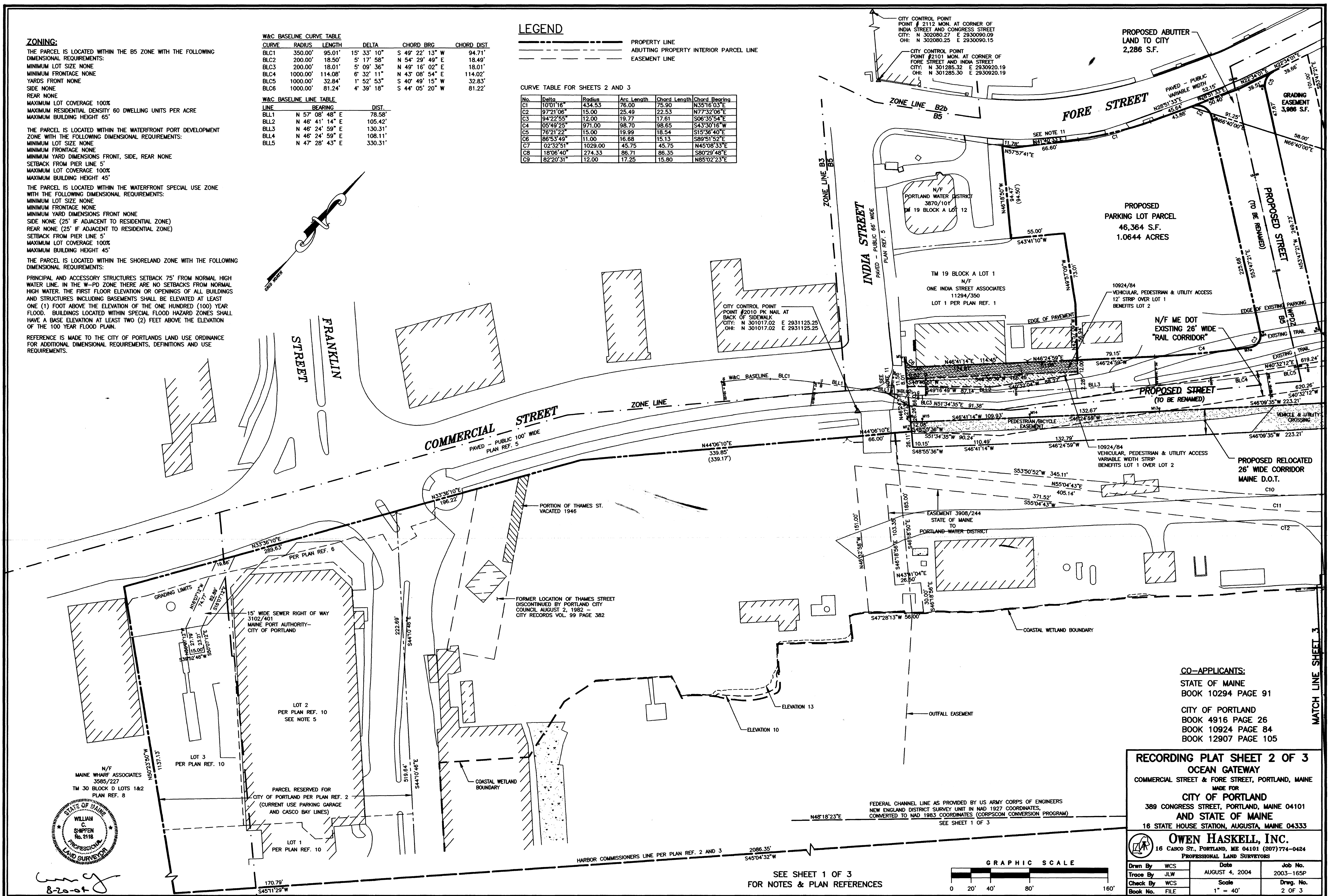
W&C BASELINE LINE TABLE	LINE	BEARING	DIST.
BLL1	N 57' 08' 48" E	78.58'	
BLL2	N 46' 41' 14" E	105.42'	
BLL3	N 46' 24' 59" E	130.31'	
BLL4	N 46' 24' 59" E	108.11'	
BLL5	N 47' 28' 43" E	330.31'	

**LEGEND**

- PROPERTY LINE
- ABUTTING PROPERTY INTERIOR PARCEL LINE
- EASEMENT LINE

**CURVE TABLE FOR SHEETS 2 AND 3**

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	1070'16"	434.53	76.00	75.90	N35'16'03"E
C2	97'21'06"	15.00	25.49	22.53	N77'32'06"E
C3	94'22'55"	12.00	19.77	17.61	S06'35'54"E
C4	05'49'25"	971.00	98.70	98.65	S43'30'16"W
C5	76'21'22"	15.00	19.99	18.54	S15'36'40"E
C6	86'53'49"	11.00	16.68	15.13	S89'51'52"E
C7	02'32'51"	1029.00	45.75	45.75	N45'08'33"E
C8	18'06'40"	274.33	86.71	86.35	S80'29'48"E
C9	82'20'31"	12.00	17.25	15.80	N85'02'23"E

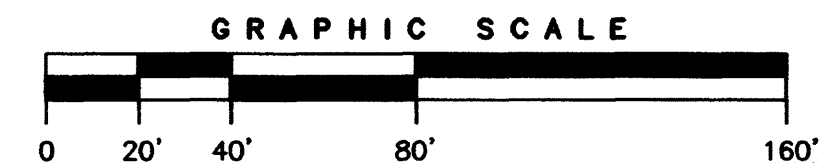


**CO-APPLICANTS:**  
 STATE OF MAINE  
 BOOK 10294 PAGE 91  
 CITY OF PORTLAND  
 BOOK 4916 PAGE 26  
 BOOK 10924 PAGE 84  
 BOOK 12907 PAGE 105

**RECORDING PLAT SHEET 2 OF 3**  
**OCEAN GATEWAY**  
 COMMERCIAL STREET & FORE STREET, PORTLAND, MAINE  
 MADE FOR  
**CITY OF PORTLAND**  
 389 CONGRESS STREET, PORTLAND, MAINE 04101  
**AND STATE OF MAINE**  
 16 STATE HOUSE STATION, AUGUSTA, MAINE 04333

<b>OWEN HASKELL, INC.</b> 16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424 PROFESSIONAL LAND SURVEYORS	
Drawn By: WCS	Date: AUGUST 4, 2004
Trace By: JLW	Job No.: 2003-165P
Check By: WCS	Scale: 1" = 40'
Book No.: FILE	Drwg. No.: 2 OF 3

SEE SHEET 1 OF 3 FOR NOTES & PLAN REFERENCES



8-20-04